Name and Address of New Owner:
Brent Grinestaff
1285 Goodmorning Drive
Nashville, TN 37207

Bill Garrett Davidson County
Batch# 100143 DEEDWARR
06/05/2018 08:35:54 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20180605-0053425

Send Tax Bills To:
Brent Grinestaff
1285 Goodmorning Drive
Nashville, TN 37207

This Instrument Prepared By:
Ginger Bone
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 041-03-0A-101.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Weston Cody Broyles, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brent Grinestaff, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 39, as shown on the map entitled the Plan of the Final Plat, Section Two, Vantage Pointe (formerly North Forty), of record in Instrument N0. 20060406—0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Weston Broyles , an unmarried man, by Warranty Deed dated 5/27/16, recorded 6/30/16, of record in Instrument No. 20160630—0066857, in the Register Deed's Office for Davidson County, Tennessee.

BEING A PART OF the same property conveyed to Allison Patton, an individual, and Idella Patton, an individual, by Special Warranty Deed from LPP Mortgage LTD, a Texas limited partnership, dated 12/24/2013, and recorded on 1/6/2014, of record in Instrument # 20140106—0000957, in the Register Deed's Office for Davidson County, Tennessee. The address of the herein described property is believed to be 1285 Goodmorning Drive, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2018.

_____(SEAL)
Weston Cody Broyles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2018, before me personally appeared Weston Cody Broyles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of May, 2018.

_____
Notary Signature
My commission expires:

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of May, 2018.

Notary Public
My commission expires:_____
File No. 2018-140

